



March 07, 2016

The **REGULAR** meeting of the **CHICKASHA MUNICIPAL AUTHORITY** was held in the council chambers in city hall on the 1st day of March 7, 2016 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Vice Mayor Toland called the meeting to order at 5:55 p.m.

ITEM 1. **Call to Order / Roll Call**

CHAIRMAN AND TRUSTEES

PRESENT: John Toland, Vice Mayor
Kimberly Loggins
Phylis Steelman
Mike Sutterfield
R.P. Ashanti-Alexander
Howard Carpenter
Christopher Ferguson
Blake Elliott

STAFF

Alan Guard, Manager
Tom Frailey, Attorney
Steve Chapman, Park and Recreation Director
Gina Snedeker, Finance Director
Tina Smith, City Clerk
Brian Zalewski, Fire Chief
Stewart Steele, Police Chief
Susan Jones, Executive Assistant
Kathleen Easley, Community Development Director
Jim McClain, Public Works Director
Lillie Huckaby, Library Director

ITEM 2. **Consent Docket: ITEM 2a through ITEM 2c.**

ITEM 2a. **Consider approving the minutes of the February 15, 2016 regular meeting.**

Staff Recommendation: Approve minutes, and authorize filing thereof.

ITEM 2b. Consider approving the Purchase Order list ratifying special utility payments made on February 17, 2016 in the amount of \$100.00; and Purchase Order list for the first half of March 2016 in the amount of \$328,869.26.

Staff Recommendation: Approve Purchase Order list ratifying special utility payments made on February 17, 2016 in the amount of \$100.00; and Purchase Order list for the first half of March 2016 in the amount of \$328,869.26.

ITEM 2c. Consider authorizing Staff to solicit bids for sewer line replacement

Staff is seeking approval from Council to solicit bids on replacing sewer lines from Colorado Avenue and Iowa Avenue, from 6th Street to 1st Street. (Replace 2,516 Linear Feet of 10" sewer line with 15" pipe). This project reference number will be 2016-042.

Also, on North 16th Street and West Chickasha Ave (Replacing 789 Linear Feet of 8" sewer line with 10" pipe), and South 16th Street Near Shannon Springs Park (Replacing 791 Linear Feet of 10" sewer line with 12" pipe) The project reference number for this will be 2016-043. The project is estimated to be in the range of \$1,425,000.00

This was identified in the Water & Waste Water Master plan done by Guernsey and Associates.

Staff Recommendation: Authorize Staff to solicit bids for sewer line replacement.

Motion by Trustee Elliott, second by Trustee Sutterfield to approve Consent Docket: ITEM 2a through ITEM 2c.

Roll call vote:

"Ayes:"	Toland, Sutterfield, Elliott Ashanti-Alexander, Carpenter, Ferguson, Loggins and Steelman
"Nays:"	None
"Abstain:"	None
Motion carried.	8-0

ITEM 3. **Discussion / Approval of Items Removed from Consent Docket:**

No action taken on ITEM 3

ITEM 4. **Consideration and Discussion:**

ITEM 4a. **Consider authorizing emergency repair of Blower #3
(Aeration Basin) at the Wastewater Plant by Evans
Enterprises**

Evans Enterprises pulled the Toshiba 100hp 3540rpm Motor and the Lamson Blower to determine why it is not working. Both the blower and the motor needed to be rebuilt, brought back, and installed. Blower #3 and its motor are used in concurrence with blower #4 for redundancy. If Blower #2 goes down for some unforeseen reason, both Blower #3 and #4 will be needed to get enough air into the aeration basin to keep the dissolved oxygen levels within ODEQ compliance.

Evans Enterprises has quoted \$9,254.00 for taking it in, diagnosing the problem, rebuilding, bringing back, and installation.

The account that the funding will be coming out of is account #31-535-6400-018.5 (Waste Water Rehab/Upgrade)

Staff Recommendation: Authorize staff to have emergency repairs of the Toshiba 100hp 3540rpm motor and Lamson Blower made by Evans Enterprises in the estimated amount of \$9,254.00

*Motion by Trustee Sutterfield, second by Trustee Carpenter to authorizing staff to make emergency repairs of blower #3. *

Roll call vote:

“Ayes:”	Sutterfield, Elliott, Ashanti-Alexander, Carpenter, Ferguson, Loggins, Steelman, Toland
“Nays:”	None
“Abstain:”	None
Motion carried.	8-0

ITEM 4b. Consider authorizing emergency P.O. to Micro-Comm, Inc. for repair to motherboard of SCADA system

The Anadarko Holding Pond's motherboard on the SCADA system failed. This determines how much water is in the holding pond and helps to develop set points so that the holding pond does not overflow, or is below normal range.

Micro-Comm, Inc has repaired the motherboard in the amount of \$7,647.75.

The amount listed above will come out of account 31-534-6400-020

Staff Recommendation: Authorize emergency P.O. be made to Micro-Comm. Inc. in the amount of \$7,647.75 for repairs to the SCADA system's motherboard.

Council Member Carpenter would like to thank Jim McClain and Ron Chapman for all their help.

*Motion by Trustee Sutterfield, second by Trustee Loggins to approve emergency PO to Micro-Comm for repair to the motherboard of SCADA system. *

Roll call vote:

"Ayes:"

Elliott, Ashanti-Alexander, Carpenter, Ferguson, Loggins, Steelman, Toland and Sutterfield

"Nays:"

None

"Abstain:"

None

Motion carried.

8-0

ITEM 4c. Consider declaring property as surplus and the sale of land located at 715 S. 1st Street to the Burdex Family Living Trust Foundation.

The Burdex Family Living Trust Foundation is requesting to purchase the property located at 715 S. 1st Street: Lot 9 Block 156 Chickasha OT. The property was deeded to the city in 2001. The Burdex Family Foundation and Speiro Ministry are proposing to build a church: plans attached. A Use on Review will be required for a church in the R1 zoning district prior to issuance of any building permit. Planning Commission review and Council approval is required. In addition, the site is inside the special flood hazard zone AO. All new construction in AO flood zone requires the lowest floor elevated at least one foot or greater above the base flood elevation or at least two feet above the highest adjacent grade. Staff will require elevation certificates before, during and after construction.

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Council requested staff prepare a checklist for determining city land donation/lien waiver requests:

Is the person requesting the property proposing to build/rebuild?	Yes
If yes, does the person requesting land/ waiver experienced with building/construction?	Yes*
Is it a buildable lot(s)?	Yes**
Zoning district?	R1***
Is it in the floodplain?	Yes****
What is the size of the lot?	8,250 sq. ft.

* SW Design Associates assisting with proposal

** Plan is to acquire and combine several lots to build a church

Staff Recommendation: Staff recommends approval in order to promote development of vacant property in the city.

Council Member Ashanti-Alexander stated that he has concerns about the property and the clean-up and asked if Aaron Burdex could share his plans.

Mr. Burdex stated her moved back to Chickasha in 2005, would like to purchase the property and feels he has offered the City a fair price.

Would like to develop the property to a worship center, office space, wellness center, veterans could hold meetings. Burdex stated he would not sell the property.

Council Member Loggins asked about the Christian Center Church next to the property and if he was a member, Burdex isn't a member, but his worship center will be beside the church.

Council Member Ashanti-Alexander asked if Burdex has talked to the citizens, he stated he had and have lots of support and some negative citizens believes the City needs more for the children.

Ashanti- Alexander said he would meet with Burdex and they needed to talk about 3 things.

1. Time line
2. How to bring it all together
3. Shephard Street Church concerns

Mr. Burdex pulled his offer off the table.

*Motion by Trustee Sutterfield, second by Trustee Carpenter to table and move to a work session. *

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Roll call vote:

“Ayes:” Ashanti-Alexander, Carpenter, Ferguson, Loggins, Steelman,
Toland, Sutterfield and Elliott
“Nays:” None
“Abstain:” None
Motion carried. 8-0

ITEM 4d. Consider declaring an emergency repair and authorize replacement of northern Positive Displacement (PD) Blower from Fluid Equipment

The Northern Positive Displacement (PD) blower for the thickness basin is not working. It was sent to Evans Enterprises to be repaired, but they could only repair the electric motor. The blower itself has to be replaced. Fluid Equipment has submitted a quote to replace the blower for approximately \$17,248.51. This amount includes the installation of the blower. With only the Southern PD blower running, there could be major ODEQ compliance issues if it unexpectedly goes down.

The \$17,248.51 is funded from account 31-535-6400-018.5

Staff Recommendation: Authorize Staff to make emergency purchase from Fluid Equipment to replace the Northern Positive Displacement Blower in the approximate amount of \$17,248.51.

*Motion by Trustee Carpenter, second by Trustee Sutterfield to declare an emergency repair and authorize replacement of northern positive displacement blower from Fluid Equipment. *

Roll call vote:

“Ayes:” Carpenter, Ferguson, Loggins, Steelman, Toland, Sutterfield, Elliott
and Ashanti-Alexander,
“Nays:” None
“Abstain:” None
Motion carried. 8-0

ITEM 4e. Consider accepting the property located at 917 and 923 Minnesota to CMA ownership.

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The property owners, Erik and Jason Terry, have offered to give these two parcels located at 917 and 923 Minnesota to the city. It has an uninhabitable dilapidated house on one of the parcels and the other is vacant. The legal descriptions are:

The west sixty (60) feet of lot three (3) and the east six (6) feet of lot four (4) and the west ten (10) feet of Lot two (2) and the east forty (40) feet of lot three (3) in Block 142 in the City of Chickasha, Grady County, Oklahoma.

Once ownership is transferred to the city, the dilapidated house can then be removed. The structure is a hazard to the health and welfare of the adjacent residents and the community.

Staff Recommendation: Staff recommends the transfer of this property to CMA ownership so the city can expedite the demolition process.

*Motion by Trustee Carpenter, second by Trustee Sutterfield to declare an emergency repair and authorize replacement of northern positive displacement blower from Fluid Equipment. *

Roll call vote:

“Ayes:”

Ferguson, Loggins, Steelman, Toland, Sutterfield, Elliott, Ashanti-Alexander and Carpenter

“Nays:”

None

“Abstain:”

None

Motion carried.

8-0

ITEM 4f.

Consider approving the lease purchase financing for the purchase of a John Deere Skid Steer Loader from State Contract for the Lake Department.

The Council approved the lease purchase of the Skid Steer Loader for the Lake Department at the February 1, 2016 meeting. Staff has now completed soliciting quotes for the lease purchase financing for this purchase.

Quotes were received from two of the local lending institutions.

First National Bank Chickasha	3.25%
Liberty National Bank	2.69%

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Both are simple interest loans for 4-years. Staff recommends awarding the lease purchase agreement to Liberty National Bank.

Staff Recommendation: Approve the lease purchase financing for the purchase of a John Deere Skid Steer Loader to Liberty National Bank for their simple interest loan of 2.69% for 4-years and authorize the Chairman and Staff to execute the appropriate documents.

*Motion by Trustee Carpenter, second by Trustee Sutterfield to approving the lease purchase financing for the purchase of a John Deere Skid Steer Loader from State Contract for the Lake Department. *

Roll call vote:

“Ayes:” Loggins, Steelman, Toland, Sutterfield, Elliott, Ashanti-Alexander, Carpenter and Ferguson
 “Nays:” None
 “Abstain:” None
 Motion carried. 8-0

ITEM 4g. Consider declaring property as surplus and the donation of land to Austin Construction for residential development.

Austin Construction is requesting the property located at 528 S. 7th Street and 1528 Henderson to build residential homes.

Legal Description of 528 S. 7th: Lot 9 Block 156 Chickasha OT
 Legal Description of 1528 Henderson: Lots 18-19-20 Block 2 Barefoot Addition

Mr. Ardrey with Austin Construction has provided information on his business (attached) including 24 years of experience in the construction industry and has built 30 homes.

Council requested staff prepare a checklist for determining city land donation/lien waiver requests:

Is the person requesting the property proposing to build/rebuild?	Yes
If yes, does the person requesting land/ waiver experienced with building/construction?	Yes
Is it a buildable lot(s)?	Yes**
Zoning district?	528 S. 7th: R2 1528 S. Henderson: R1
Is it in the floodplain?	No

What is the size of the lot?	528 S. 7th: 6,000 sq. ft. 1528 S. Henderson: ¼ acre
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Staff Recommendation: Staff recommends approval in order to promote development of vacant property in the city.

*Motion by Trustee Ferguson, second by Trustee Sutterfield to approving declaring property as surplus and the donation of land to Austin Construction for residential development. *

Roll call vote:

“Ayes:” Steelman, Toland, Sutterfield, Elliott, Ashanti-Alexander,
Carpenter, Ferguson and Loggins
“Nays:” None
“Abstain:” None
Motion carried. 8-0

ITEM 4h.

Discussion, consideration and direction from Council regarding the building at 117 S. 4th Street (Settle Building).

At the November 16, 2016 meeting of the Chickasha Municipal Authority, the Authority directed staff to acquire the property at 117 S. 4th Street for the purposes of demolishing the building and adding parking for downtown merchants. Since that time some members of the community have inquired about purchasing the building and repurposing it.

The building has been vacant for more than 10 years. Staff has had an inspection of the building performed and there are significant improvements needed to the building to bring it up to code. These improvements include a new roof, new electrical and plumbing and, depending on the use, a fire sprinkler system. In addition, prior to making the property available for purchase by the public, it would be required to go through the appraisal process.

If the CMA decides to put the building up for sale it can only be sold through a sealed bid process or a public auction process. Staff recommends that there be a minimum bid of \$80,000, the amount paid by the CMA to purchase the property.

At the meeting staff will have ready a conceptual drawing of the proposed parking lot and public space. It is recommended that the public space include art that would commemorate the Chisholm Trail Celebration in 2017. The conceptual plan will also be shared with the Historical Commission at their meeting March 8.

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Staff Recommendation: Provide staff direction.

Motion by Trustee Carpenter, second by Trustee Sutterfield to table 4h.

Roll call vote:

“Ayes:”	Sutterfield, Elliott, Ashanti-Alexander and Carpenter
“Nays:”	Ferguson, Loggins, Steelman and Toland
“Abstain:”	None
Motion:	4-4

City Manager Guard stated he brought this back to council after being tabled before, the building needs a lot of work, doesn't believe it's worth saving.

Council Member Loggins asked if it would only have 9 parking spaces. Yes, only 9 spaces.

Council Member Steelman stated that she would hate to see any building demolished, but knows that it would take a lot of money to fix it but if someone had the money she would like them to have the chance to fix it the building.

*Motion by Trustee Ferguson, second by Trustee Elliott to demolish the building at 117 S 4th Street (Settle Building). *

Roll call vote:

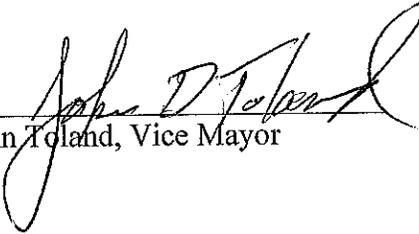
“Ayes:”	Sutterfield, Elliott, Ashanti-Alexander, Ferguson, Loggins, Steelman and Toland
“Nays:”	Carpenter
“Abstain:”	None
Motion carried.	7-1

Motion to Adjourn

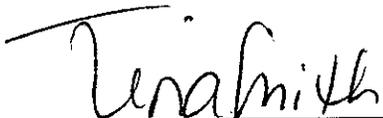
Vice Mayor Toland reported no further business and that the meeting was adjourned.

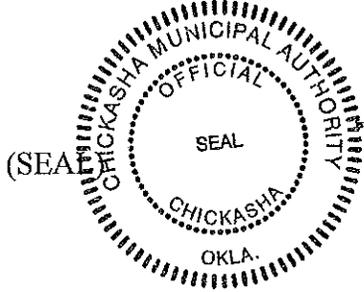
TIME: 6:34 P.M.

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John Toland, Vice Mayor

ATTEST:


Tina Smith, Secretary



Approved this 4th day of April, 2016.